

Building Committee Meeting 4/14/08
Highway Department Garage

Present: Joe Fiala, George Malette, Don Burke, Sherry Burdick
Guests: Carl Knapp

Meeting opened at 3:30

Purpose of meeting is to determine necessary repairs to the garage.

Knapp was given a written estimate to bring electrical up to code; cost is \$85,000
Knapp recently did a walk through of garage with Phil St. Cyr of Primex to prioritize repairs and identify safety issues.

Of primary concern is the wiring. St. Cyr suggested installing CFGI breakers as a short term solution to the extensive electrical problems.

Ventilation is a health/ safety issue. Burdick recommends installing an exhaust fan.
Knapp suggests purchasing same unit as proposed for new building—it could be reinstalled when a new building is approved.

Roof leaks are contributing to the electrical system dangers—there is water entering through several boxes. Knapp recommends using staff to apply tar to roof areas where leaking is identified. The roof is old and becoming thin—tar is a cheap, quick solution.

Discussed if existing exposed wood should be sheetrocked. Determined that it would be cost prohibitive and ineffective to do so. Malette recommends that only items identified as problems from the 2000 Fire Marshall's report be addressed. Consensus is that the wood would remain as is.

Discussed that the building is not properly grounded. A lightning strike previously ran down the metal siding, which is now part of an inside wall. Serious fire hazard.
Grounding would be asked of electrical contractor when work is done.

Discussed that cleanliness of work areas is also a safety/ fire hazard. There are many areas covered with oil, some near grinding wheels which send sparks. Knapp was asked to have crew perform some cleanup during down time.

Discussed whether smoke detectors were in place. Knapp explained that with vehicles being worked on inside the detectors would be set off on a regular basis. Discussed that a sprinkler system would be the ideal solution, but would be impractical to install in current garage. Fire suppression/alarm system will not be addressed for current building.

Noted that some areas do not have fire extinguishers. There are extinguishers available and will be placed in proper locations. All extinguishers were examined in Jan 2008.

Malette wants to clarify that the correct title for engineer who is creating the remediation plan for fire issues is "Fire Protection Engineer".

Step at break room door needs to be lowered per 2000 report. Knapp will address this issue—should not be a difficult problem to solve.

Determined by consensus that the following actions be taken by an electrician:

1. Replace all breakers with CFGI breakers. Some may not need to be CFGI but it would be easier and cheaper than trying to trace the wiring to determine which would not.
2. A ventilation fan be installed on end of building
3. The building be properly grounded.

Discussed that a good faith effort must be shown in remediation of fire code violations. It is hoped that addressing these issues would be satisfactory until a new building can be approved.

Knapp has been working for over a year with Interstate Electric, at no cost to date. Committee feels it appropriate to ask BOS to accept proposal of Interstate, if reasonable, rather than put it out to bid. Official recommendation will be made at the appropriate time.

Burdick continues to work on getting proposals for Stone Building roof.

Malette will follow up with Fred Ventresco to be certain that solicitation of bids for Town Hall roof have been posted.

Burke is working on finalizing plan for the heating system for the Town Office basement. He would like to see 3 zones, with 2 having programmable thermostats. He will also inquire about repairs to the air exchanger, which is not currently operational.

Malette would like to have a meeting at the Horse Sheds to determine work to be done there. Help from the prison will be used—they will be available in June. Discussed that most, if not all, the boards on the back and sides be replaced. Malette and Burke will agree on a day and time to meet there and have it posted as a public meeting.

Meeting adjourned at 4:50 pm

A true record,
Joe Fiala